Karen Johnson Davidson County
Batch# 1126172 DEEDWARR
04/23/2024 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20240423-0029289

WARRANTY DEED

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FIVE HUNDRED EIGHTY THOUSAND AND 00/100 ($580,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF APRIL, 2024

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Dowling Capital Investments (NAME)	**NEW OWNER** (NAME)	**072 09 0 282.00**
806 Fairwin Avenue Nashville, TN 37216 (ADDRESS)	(ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 19th day of April, 2024, the undersigned, **BRASS TACKS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **DOWLING CAPITAL INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **806 FAIRWIN AVENUE, NASHVILLE, TN 37216** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 806 Fairwin Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 806 Fairwin Avenue, a Horizontal Property Regime, of record in Instrument No. 20230706-0051806, as amended in Instrument No. 20230825-0066675, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Brass Tacks Construction, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Flash Home Equity, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230725-0057418, in the Register's Office of Davidson County, Tennessee, dated July 25, 2023 and recorded on July 25, 2023.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 19th day of April, 2024.

GRANTOR: Brass Tacks LLC
By: Alexander Walker
Its: Registered Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Alexander Walker** with who I am personally acquainted, and who upon oath acknowledged themself to be the Registered Agent of **Brass Tacks LLC** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **Brass Tacks LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Registered Agent, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Registered Agent.

WITNESS my hand, at office, on this 19th day of April, 2024.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on April 19, 0224.

Affiant Signature

4/19/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 19 day of April, 2024.

Notary Public

Notary's Seal:

